

North York Moors National Park Authority

District/Borough: Westworth Ward
Parish: Irton

Application No. NYM/2018/0181/NM

Proposal: Non material amendment to planning approval NYM/2017/0505/MEIA to allow the installation of Northern Power Grid substation

Location: Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation) Sneatonthorpe (minehead); underneath 252 km² of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex Teeside (tunnel portal)

Decision Date: 23 April 2018

Consultations

Parish – Consulted on 04 April 2018. No response received.

Highways – No objection subject to retention of existing visibility splay, location of gates 6 metres back from carriageway and access for the purposes of constructing the sub-station to be obtained via the Mine site rather than directly from the B1416.

Environmental Health Officer – No objection.

Natural England – No objection.

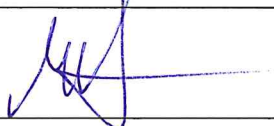
Site Notice/Advertisement Expiry Date – Not applicable.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the specific amendment for the installation of a Northern Power Grid sub-station as shown on the following documents: Drawing No. 40-SMP-WS-5611-EL-25-00001 Rev A NPG Kiosk Location Plan received 02 May 2018; Drawing No. 40-ARI-WS-56-CI-DR-3000 NPG Substation General Arrangement and Access received 26 March 2018; Drawing No. 40-SMP-GE-5611-EL-18-00001 NPG Kiosk General Arrangement
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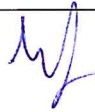
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		<p>received 26 March 2018 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2017/0505/MEIA.</p>
2.	HWAY00	Any gates or barriers shall be erected a minimum distance of 6.0 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
3.	HWAY00	The existing visibility splays at the access to the site from the B1416 shall be maintained clear of obstruction at all times.
4.	HWAY00	No access to the site for the purposes of the construction of the sub-station building and associated hard standing shall be obtained except via internal access from the Woodsmith Mine site.
5.	MISC00	The development hereby permitted shall be removed and the area restored in accordance with such arrangements, and within such timescale, as may be approved for the restoration of the Woodsmith Mine surface site.
6.	MISC00	Within three months of the date of this permission the existing 3 metre high environmental fencing to the western boundary of the Woodsmith Mine surface site shall be extended in a southerly direction to provide visual screening of views to the Mine site in the vicinity of the sub-station building, in accordance with such details as may be agreed in writing by the Local Planning Authority.

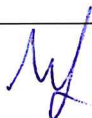
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Reason for Condition(s)

1.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2.	HWAY03	In accordance with NYM Development Policy 23 and to ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.
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4.	HWAY03	In accordance with NYM Development Policy 23 and to ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.
5.	MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
6.	MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.

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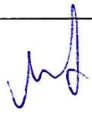
Background

Planning permission for development of Woodsmith Mine was initially granted in 2015, with a Section 73 variation permission subsequently granted in February 2018. Development has commenced and the phased discharge of conditions relating to the substantive development is taking place. As part of the early stage construction works, the developer is seeking to rationalise the provision of electrical power to the site. This is in order to minimise the requirement for diesel fuelled generators and the associated environmental impacts of these. In order to facilitate this, the developer intends to maximise the potential for utilisation of 11kv mains grid power at the site. This non-material amendment seeks approval for installation of a small Northern Power Grid electrical sub-station building, to provide electrical power to the Mine via a series of transformers and switch rooms, to be located elsewhere within the operational part of the main Woodsmith Mine site. The applicant intends to seek separate approval for these other elements of mains electrical supply infrastructure, in due course, through the discharge of conditions on the substantive Mine permission.

The proposed sub-station building comprises an unmanned 'kiosk' type structure, coloured dark green and measuring 6.90m in length, 3.15 metres in width and 2.45 metres in height. The building would be located within the existing mine site boundary, adjacent to the former Doves Nest Farm access track to the Woodsmith Mine site, and set back approximately 30 metres from the B1416. Once constructed, only occasional access to the building would be required by Northern Power Grid personnel for maintenance and other ad hoc purposes. In order to facilitate access to the sub-station building, it would be located just outside the main mine perimeter security fence, thereby enabling occasional direct access by Northern Power Grid personnel, via the former Doves Nest Farm entrance, without the need for access through the Mine site itself, for health and safety reasons. A small turning head area would be provided adjacent to the sub-station building so that any light vehicles accessing the building can re-enter the B1416 in a forward direction. The turning head and access track between the sub-station building and the highway would be provided with an asphalt pavement surface.

Main Issues

Provision of a suitable solution to delivery of power requirements for the Mine is an important consideration. Maximisation of the potential for the supply of mains electrical power is of significance in reducing the potential for use of diesel-fuelled generators, including the emissions associated with this and the visual impact associated with the need for relatively tall exhaust stacks for pollution abatement purposes. The proposed sub-station building is a necessary part of the infrastructure required to support delivery of mains power to the site. The proposed building is a relatively small structure and would be partially screened from

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views from passing traffic on the B1416 by established woodland shelter belts. It is expected that implementation of further understorey planting within the woodland shelter belts will take place later this year and would help improve their effectiveness in visual screening. The proposed siting of the sub-station structure adjacent to the former Doves Nest Farm entrance means that there is potential for provision of the necessary occasional vehicular access to the sub-station, for operational and maintenance reasons, by Northern Power Grid personnel without the need for access via the mine head site itself, and without the need to construct a new access point to the B1416.

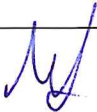
Installation of the sub-station building would entail the removal of a small amount of established vegetation and this would open up a very limited transient view of taller construction-stage structures within the mine head site from traffic using the B1416. The applicant has therefore agreed to extend the existing three metre high close-boarded acoustic and visual screen fence in this location, in order to prevent this view.

On balance it is considered that installation of the sub-station building and associated access works represents an appropriate solution to supporting the provision of a substantial element of the power requirements for the site, with the limited visual impact involved being outweighed by the benefits of minimising future requirements for diesel-fuelled generation.

The effect of the non-material amendment proposed, in combination with other approved non-material amendments to the substantive Mine permission, is not considered to give rise to any significant adverse impacts additional to those associated with the substantive Mine development. It is therefore recommended that approval be granted.

Contribution to Management Plan Objectives


Mains electrical power contains a significant element of energy generated from renewable sources. To this extent, approval is considered likely to help meet Policy C20, which encourages installation of renewable energy technologies where there is no harm to the National Park's special qualities.

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Explanation of how the Authority has Worked Positively with the Applicant/Agent

Pre-application discussion has taken place between the applicant and officers of the Authority and the Local Planning Authority has worked positively with the applicant in determining this application by assessing the scheme against relevant considerations.

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